

APPROVED: MEETING NO. 20-85

ATTEST: *Nelw McNegehan*

MAYOR AND COUNCIL

ROCKVILLE, MARYLAND

MEETING NO. 14-85

March 7, 1985

The Mayor and Council of Rockville, Maryland, convened in work session in the Council Chamber, Rockville City Hall, Maryland at Vinson Street, Rockville, Maryland on Thursday, March 7, 1985, at 7:30 p.m.

PRESENT

Mayor Viola Hovsepian

Councilman Steve Abrams

Councilman Peter Hartogensis

Councilman John Tyner, II

ABSENT

Councilman Douglas Duncan
(absent due to a potential conflict of interest)

The Mayor in the Chair.

In attendance: City Manager Larry Blick; City Attorney Paul Glasgow.

Re: Work Session:
Planning Area 12

The Mayor and Council reviewed the submitted documents and made the following decisions:

Stage

Westmont/North Farm

I

This stage would permit between 400,000 and 800,000 GSF of Floor Area subject to the following event(s):

1. Widening of Montrose Rd. between Old Bridge Road and Montrose/I-270 bridge.
2. Extension of Montrose St. into the planning area
3. Construction of the road improvements on Monroe, Montrose adjacent to North Farm.
4. Extension of Ritchie Parkway from Seven Locks Road to the Planning Area

5. If a connection is made from Ritchie Parkway

Meeting No. 14-85

-2-

March 7, 1985

5. If a connection is made from Ritchie Parkway to Montrose Road via Monroe Street, then all of the improvements in paragraphs 1,2, & 3 above become part of this assumption.

NOTE: Access for construction of buildings shall not be via the existing intersections of Montrose Rd. with Monroe St. and with Farm Haven Drive

II	<ol style="list-style-type: none"> 1. Completion of Ritchie Pkwy from the Planning Area to Route 355. 2. Unprogrammed improvement 3A
III	<ol style="list-style-type: none"> 1. Falls Road Interchange 2. Unprogrammed improvements 1,2,3B**,3c and 4.
IV	<ol style="list-style-type: none"> 1. Direct access ramp Montrose/I-270 Interchange (Item 7, Table 13). (The final configuration of the Montrose Interchange and direct access ramp will determine the extent of additional development beyond 1.6 million s.f.). This determination shall be made at the time that the design of the direct access ramp is approved. 2. The developer shall provide to the City a traffic analysis of the project and the road net serving the project, using methods approved by the City. The analysis shall determine the relationship between projected and actual traffic conditions, and the effect of the traffic on the capacity of in-place and planned road improvements, and identify actions which the City can take to alleviate any problems which may exist.
Public Park Land & private open space	Greater than or equal to 50% of useable land
SWM Fees	Must be paid at rates in effect at time of subdivision. No on-site storage can be used in lieu of paying SWM fees
Maximum Height	125 feet or less depending on the visibility from adjacent residential properties (W/NF)
Exploratory Application	No. Concepts of City proposal to be included in the concept plan application (W/NF)
Permitted Use	The addition of Class I Restaurants, and day care facilities as permitted uses (W/NF)

Meeting No. 14-85

-3-

March 7, 1985

Road Construction
Responsibility

City expects at minimum developer dedication of all Ritchie Parkway, Monroe Street and other on-site public rights-of-way, and either full construction of on capital contribution towards all on-site streets and highways. Participation to be negotiated at time of concept plan approval stage. Master Plan should not be so specific as to limit the Mayor and Council or Planning Commission authority to require developer participation as part of development review and approval process (PC)

Visual Green Edge

"The intent of the Master Plan is to provide for adequate screening to protect adjoining development, to the extent reasonably possible, from adverse visual intrusion." Details to be worked out at Concept Plan stage. (W/NF)

Screening of Trash Storage
Pick Up/Delivery, Loading
Docks, etc.

Totally screened from adjacent residential properties. (PC)

Parking Structure
Requirement

50% structured parking per application subject to topographic limitations (PC)

Pedestrian Over/Underpasses

Optional requirement by the Mayor and Council

Signs

Base zone will have I-3 sign standards. Can be waived by Mayor and Council under optional method.

O-3 Zone

1. Section 5-705, eliminate last sentence and add "the net developable acreage devoted to residential development shall be as specified in the Master Plan.
2. Minimum area for zone - 100 acres
3. Changes made in Text Amendment noted on City Attorney's Copy.

Re: Adjournment

There being no further business to come before the Council in work session the meeting was adjourned at 12:15 a.m. to convene again on Monday, March 11, 1985, in general session at 8:00 p.m. or at the call of the Mayor.